**SWANTON PLANNING COMMISSION**

**DRAFT MINUTES**

**Monday, January 22, 2018**

**Town Office Building**

**1 Academy Street, Swanton, VT**

**7:00 p.m.**

Present: Jim Hubbard, Chair; Ed Daniel, Andrew LaRocque, Sara Luneau-Swan, Ross Lavoie, Members; Amy Giroux, Zoning Administrator; Elisabeth Nance; Taylor Newton, Northwest Regional Planning Commission (NRPC)

1. Call to Order – Chair Hubbard called the meeting to order at 7:00 p.m.
2. Agenda Review – Chair Hubbard reviewed the agenda; no changes were made
3. Alternative Green Bylaws (Enhanced Energy Plan) with Taylor Newton

Mr. Newton came before the Selectboard to discuss a proposed change to the 2015 Municipal Plan, whether that be done by adding the enhanced energy plan as an amendment or as a section within the current plan.

The Commission asked if or when bylaws would be amended for siting and Mr. Newton clarified the law requires, and the NRPC supports, updating only the Plan for siting, although bylaws can address siting more generally.

Mr. Newton gave some background on NRPC’s work since the law came into effect in 2016. He noted the enhanced bylaws are optional.

Ms. Luneau-Swan clarified that without the enhanced energy plan Swanton would not have “substantial deference” from the Public Utilities Commission (PUC), which means it is in Swanton’s best interest to adopt the plan.

Chair Hubbard’s initial thought is to append the enhanced energy plan to the existing Municipal Plan and then better integrate when the next plan is written. The commission chose to append the enhanced energy plan to the Municipal Plan.

Chair Hubbard asked about requiring new commercial or industrial projects to install roof-top solar. The discussion expanded to include residential development, as well.

Mr. Lavoie asked for clarification on the potential on biomass and methane currently noted as “0” in the draft report. Mr. Newton replied it because there is currently no good data and pointed to the section of the narrative that addresses the point.

Mr. Newton pointed the Commission to the language on page 7 that identifies preferred locations. Those identified here are those spelled out in statute. Mr. Newton will add quarries to the list of preferred locations. Mr. Newton noted there is no language on preferred size but it could be added as others have done. It was decided to hold off on including preferred size language.

Mr. Newton will add language requiring future developments to provide green energy space.

Mr. Newton anticipates being prepared for a hearing currently scheduled for March 21, 2018. Mr. Newton will provide an updated plan to Chair Hubbard, Ms. Giroux, and Ms. Nance to distribute to the Selectboard. Mr. Newton will draft a press release and run it by Ms. Giroux and Ms. Nance prior to distribution.

1. Bylaw Changes

Ms. Giroux brought before the commission the special event/itinerant vendor ordinance. There was discussion about whether such an ordinance is necessary. The commission decided to monitor and document prior to taking any action.

Mr. Lavoie proposed a no-fee first year implementation, subject to change.

It was decided to warn the bylaws changes with the plan update. Mr. Daniel made a motion, seconded by Mr. Lavoie, to permit special events/itinerant vendors with no fee until further notice. Motion carried.

1. Review Minutes of November 15, 2017 – Mr. Lavoie made motion, seconded by Ms. Luneau- Swan, to approve the November 15, 2017 minutes as written. Motion carried.
2. Any Other Necessary Business – Mr. LaRocque asked if anyone is having issues with 4-wheelers. Commission members noted sporadic issues.

Chair Hubbard passed out information on cell towers at Woods Hills. He noted bylaws changes from other communities, and other correspondence, which he made available to commission members.

1. Adjournment – Mr. Lavoie made a motion at 9:00 p.m., seconded by Mr. LaRocque, to adjourn. Motion carried.